



*City of Charleston*

# BOARD OF ZONING APPEALS-ZONING

**September 21, 2021**

**5:15 PM**

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

[www.charleston-sc.gov/bza-z](http://www.charleston-sc.gov/bza-z)

**\*\*Video and microphone is currently disabled for all attendees.\*\***

**This meeting is being recorded.**

Go to [www.charleston-sc.gov/bza-z](http://www.charleston-sc.gov/bza-z) for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

# Zoom Meeting Protocol

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## **Order on Each Application:**

- Chair announces each application followed by staff presentation and recommendation
- Staff presents application and City's recommendation. Staff will control slide presentation
- Staff announces comments received and whether anyone has signed up to speak
- Applicant, after being sworn in, will be allowed to present their application if opposition or questions are raised, followed by public comments from pre-registered attendees in favor. Each speaker will be sworn in before speaking
- Staff then recognizes registered attendees for public comments in opposition. Each speaker will be sworn in
- Staff then recognizes the applicant for a short rebuttal before Chair closes public comments and begins Board discussion

## **Providing Comment:**

- People who sign up to speak prior to the 12 noon deadline will be called on when it is your turn to speak and your microphone will be enabled. You may only speak once on each item.
- Your microphone will be disabled after you are finished speaking.

# Board of Zoning Appeals-Zoning

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## **Your Board of Zoning Appeals-Zoning Members are:**

Michael Robinson - Chair	Howell Morrison
John Bennett	Robben Richards
Allison Cannon Grass	Geiza Vargas-Vargas
Walter Jaudon	

## **Your City of Charleston Staff are:**

Lee Batchelder, <i>Zoning Administrator</i>	Pennye Ashby, <i>Senior Planner</i>
Scott Valentine, <i>TRC Coordinator</i>	Vanessa Ellington, <i>Clerk</i>

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The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

# Board of Zoning Appeals-Zoning

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## Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

# Agenda Item #A-1

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Approval of September 7, 2021 BZA-Z Minutes

(click on link below)

<https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/09072021-6832>

## Agenda Item #A-2

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30 F STREET

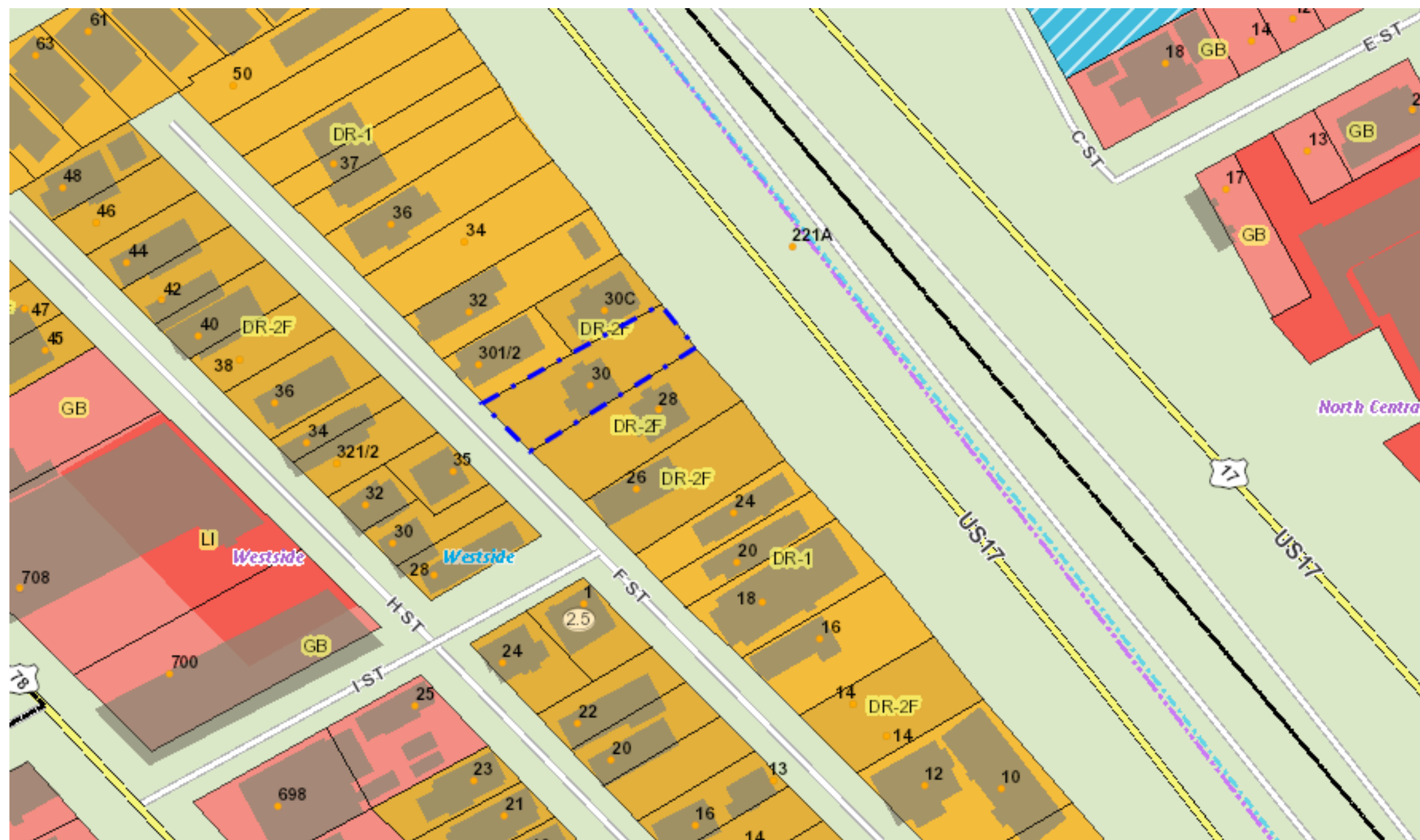
(WESTSIDE)

TMS # 463-16-03-049

Request variance from Sec. 54-301 to allow two detached single-family residences with a 0-ft. north side setback (3-ft. required).

Zoned DR-2F

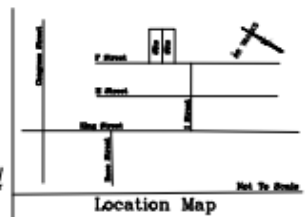
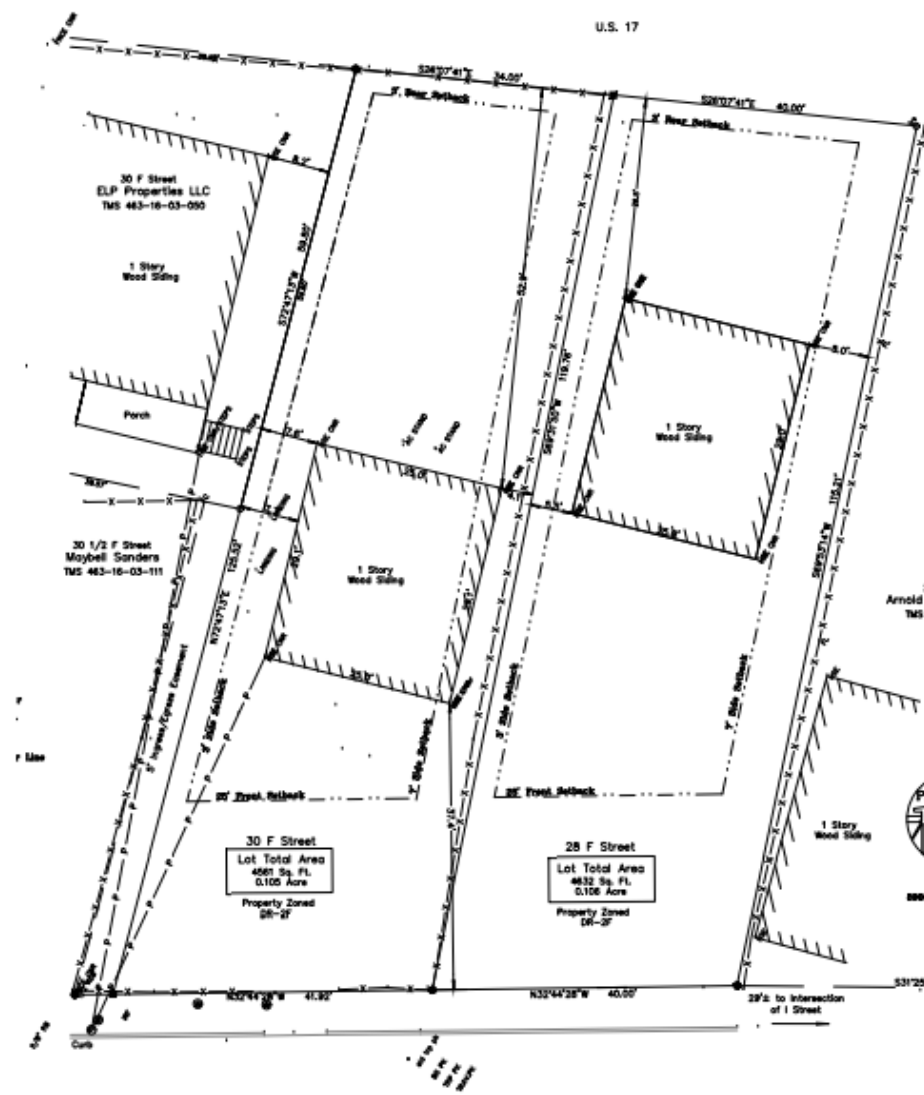












- NOTES**
1. Reference Plat Map Number: 463-16-03-040 (30 F Street)
  2. Reference Plat Map Number: 463-16-03-040 (28 F Street)
  3. Survey requested by Donk Sagerly
  4. The locations of underground utilities are not shown herein.
  5. Surveyor has made no investigation or independent search for monuments of record, encroachments, restrictive covenants, easements, or any other facts that an accurate and correct title search may disclose.
  6. Declaration is made to Original Purchaser of the survey. It is not transferable to additional institutions or subsequent owner.
  7. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in Flood zone X and AE 10' FEMA Map No. 4618C0012 E 01/20/2001 Flood zone should be verified with the governing municipality before design and construction.
  8. Anything shown outside the defined boundary of this survey is for descriptive purposes only.
  9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
  10. Verify setbacks with the City of Charleston before design and construction.

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and made or caused to be made in accordance with the requirements for a Class A survey as specified therein, and there are no visible encroachments or projections other than shown.

C:\Users\paine\Desktop\Signature Scan.jpg

James G. Paine, P.L.S. No. 10090  
Palmetto Land Surveying, Inc.  
2006 Savannah Highway Suite 2  
Charleston, S.C. 29407 971-5121

**Boundary Survey**  
**30 & 28 F Street**  
Located  
City of Charleston  
Charleston County, South Carolina

FIELD DATE: July 1, 2021 SCALE 1"= 10'  
DRAWING DATE: July 2, 2021



2006 SAVANNAH HIGHWAY STE. 2  
CHARLESTON, SC 29407  
PHONE: (843) 512-1001  
FAX: (843) 512-1002  
PalmettoLandSurveying@gmail.com



**EXISTING SURVEY**  
SCALE: 1/8"=1'-0" (2400)  
SCALE: 1/16"=1'-0" (1200) 1"=1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DAVID B. HARKIN, ARCHITECT  
118 Broad Street, Suite 100, Charleston, SC 29401  
Phone: (843) 512-1001  
Fax: (843) 512-1002  
Email: david@harkinarchitect.com

THE HOUSE RELOCATION AND REMODEL OF:

**30 F STREET**  
CHARLESTON, SOUTH CAROLINA

EXISTING SURVEY

CS2



02 WEST ELEVATION



03 NORTH ELEVATION



04 EAST ELEVATION



05 SOUTH ELEVATION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



DAVID H. THARPS, ARCHITECT  
101 E. 1st St., Charleston, SC 29401  
Phone: 843.526.1800  
Fax: 843.526.1801

THE HOUSE RELOCATION AND REMODEL OF

30F STREET

CHARLESTON, SOUTH CAROLINA

EXISTING PHOTOS

PROJECT NO: 201-001  
DRAWING BY: DHT  
ISSUE DATE: 6-8-2021

REVISIONS	DATE

CS3

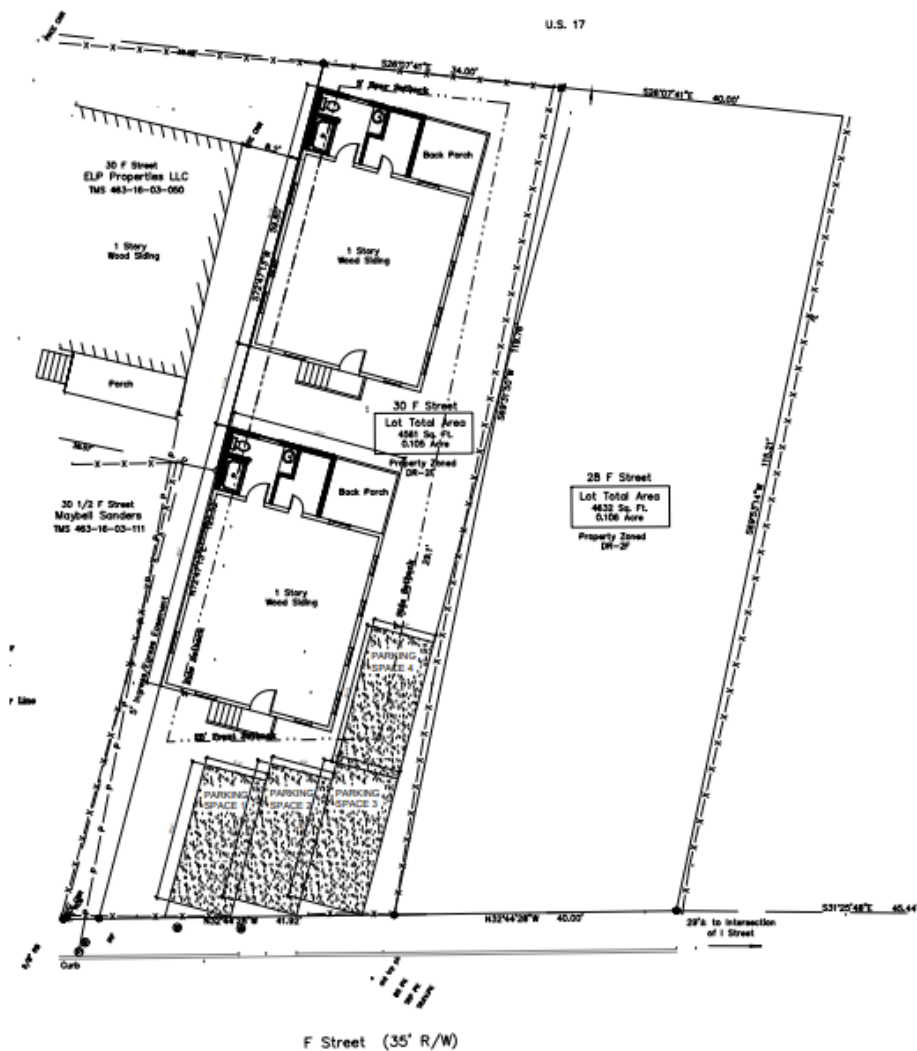
**DAVID BOC HARTS, ARCHITECT**  
100 Broad Street, Chatham, NC 28511  
Phone: 252-347-0003  
Fax: 252-347-0003  
E-mail: david@boharts.com

THE HOUSE RELOCATION AND REMODEL OF:  
**30F STREET**  
CHARLESTON, SOUTH CAROLINA

## SITE PLAN

[illegible]

SP1



**SITE PLAN**  
SCALE: 1/8"=1'-0" (24x36)  
SCALE: 1/16"=1'-0" (12x18)





City of Charleston

**Instructions** – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

**THE APPLICANT HEREBY REQUESTS:**

- ☐ A Variance and/or Special Exception as indicated on page 2 of this application.
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

**MEETING DATE REQUESTED:** \_\_\_\_\_

Property Address 30F Street, Charleston SC TMS # 463-16-03-049

Property Owner ELP PROPERTIES Daytime Phone \_\_\_\_\_

Applicant David Richards, Architect Daytime Phone 843-7008

Applicant's Mailing Address 158 Broad Street, Charleston SC

E-mail Address davidrichardsarchitect@comcast.net

Relationship of applicant to owner (same, representative, prospective buyer, other) Architect

Zoning of property DR2F

**Information required with application: (check information submitted)**

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- ☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- ☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- ☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
- ☐ Check, credit card or cash (make checks payable to the City of Charleston)
- ☐ **YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

**Optional but very helpful information:**

- ☐ Photographs
- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant  Date 8/9/2021

**For office use only**

Date application received \_\_\_\_\_ Fee \$ \_\_\_\_\_ Time application received \_\_\_\_\_  
Staffperson \_\_\_\_\_ Receipt # \_\_\_\_\_

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Submission for moving existing one story residence to adjacent property. Variance from Setback on North side

to allow for four parking spaces to fit better on the site.

**Variance Test:** The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

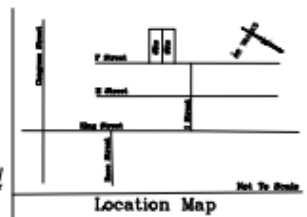
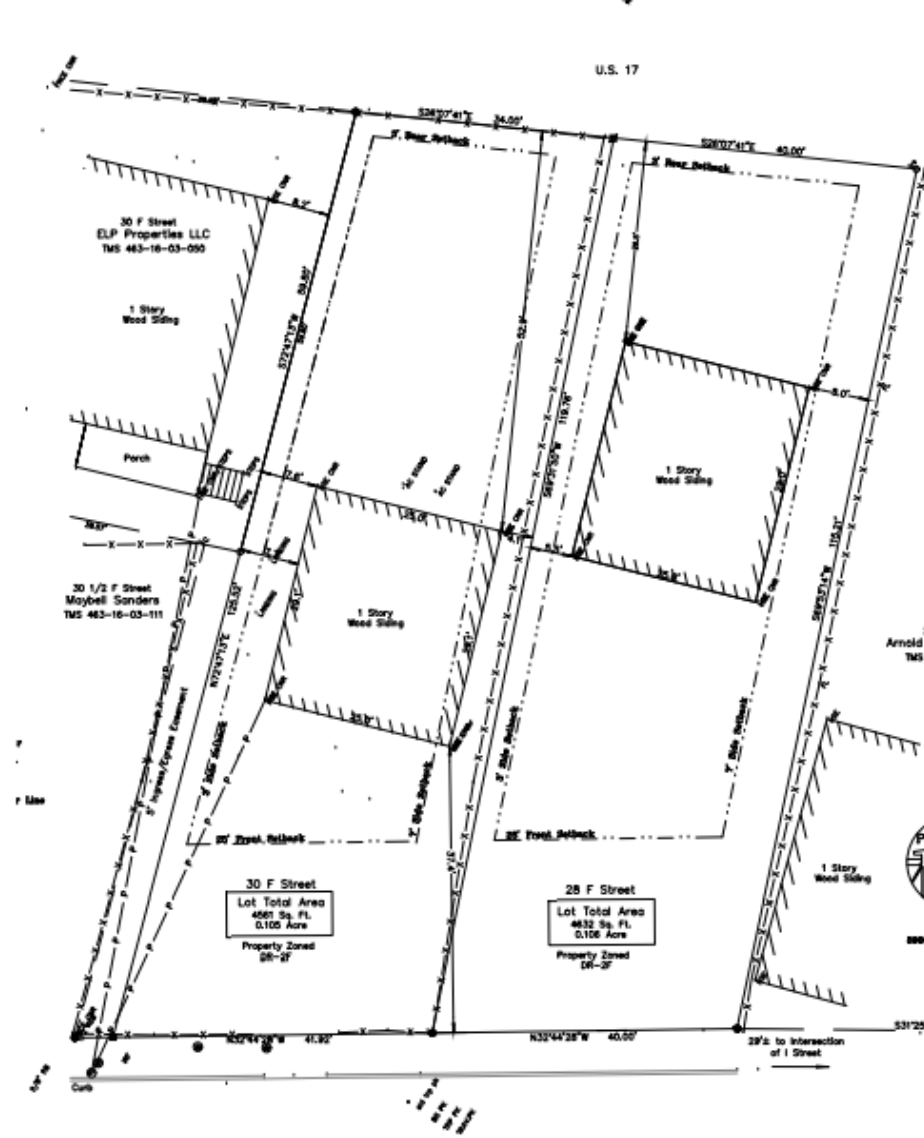
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

**All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.**





- NOTES**
1. Reference Plat Map Number: 463-16-03-040 (30 F Street)
  2. Reference Plat Map Number: 463-16-03-040 (28 F Street)
  3. Survey requested by Donk Sagerly
  4. The locations of underground utilities are not shown herein.
  5. Surveyor has made no investigation or independent search for monuments of record, encroachments, restrictive covenants, easements, or any other facts that an accurate and correct title search may disclose.
  6. Declaration is made to Original Purchaser of the survey. It is not transferable to additional institutions or subsequent owner.
  7. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in Flood zone X and AE 10' FEMA Map No. 4618C0012 E 01/20/2001 Flood zone should be verified with the governing municipality before design and construction.
  8. Anything shown outside the defined boundary of this survey is for descriptive purposes only.
  9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
  10. Verify setbacks with the City of Charleston before design and construction.

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and made or caused to be made in accordance with the requirements for a Class A survey as specified therein, and there are no visible encroachments or projections other than shown.

C:\Users\palme\Desktop\Signature Scan.jpg

James G. Peeling, P.L.S. No. 10090  
Palmetto Land Surveying, Inc.  
2006 Savannah Highway Suite 2  
Charleston, S.C. 29407 971-5121

# Boundary Survey 30 & 28 F Street Located City of Charleston Charleston County, South Carolina

FIELD DATE: July 1, 2021 SCALE 1"= 10'  
DRAWING DATE: July 2, 2021



2006 SAVANNAH HIGHWAY STE. 2  
CHARLESTON, SC 29407  
PHONE: (843) 512-1001  
FAX: (843) 512-1002  
PalmettoLandSurveying@gmail.com



**EXISTING SURVEY**  
SCALE: 1/8"=1'-0" (2400)  
SCALE: 1/16"=1'-0" (1200) 1"=1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION



DAVID B. HARRIS, ARCHITECT  
118 Broad Street, Suite 100 Charleston, SC 29401  
Phone: (843) 512-1001 Fax: (843) 512-1002

THE HOUSE RELOCATION AND REMODEL OF:  
**30 F STREET**  
CHARLESTON, SOUTH CAROLINA

EXISTING SURVEY

PROJECT NO.	21-01
OWNER BY	DR
DATE	6.8.2021
REVISIONS	
DATE	
BY	
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	
BY	

CS2





02 WEST ELEVATION



03 NORTH ELEVATION



04 EAST ELEVATION



05 SOUTH ELEVATION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



DAVID H. HARRIS, ARCHITECT  
1000 West Street, Charleston, SC 29401  
Phone: 843.526.1800  
Fax: 843.526.1801

THE HOUSE RELOCATION AND REMODEL OF

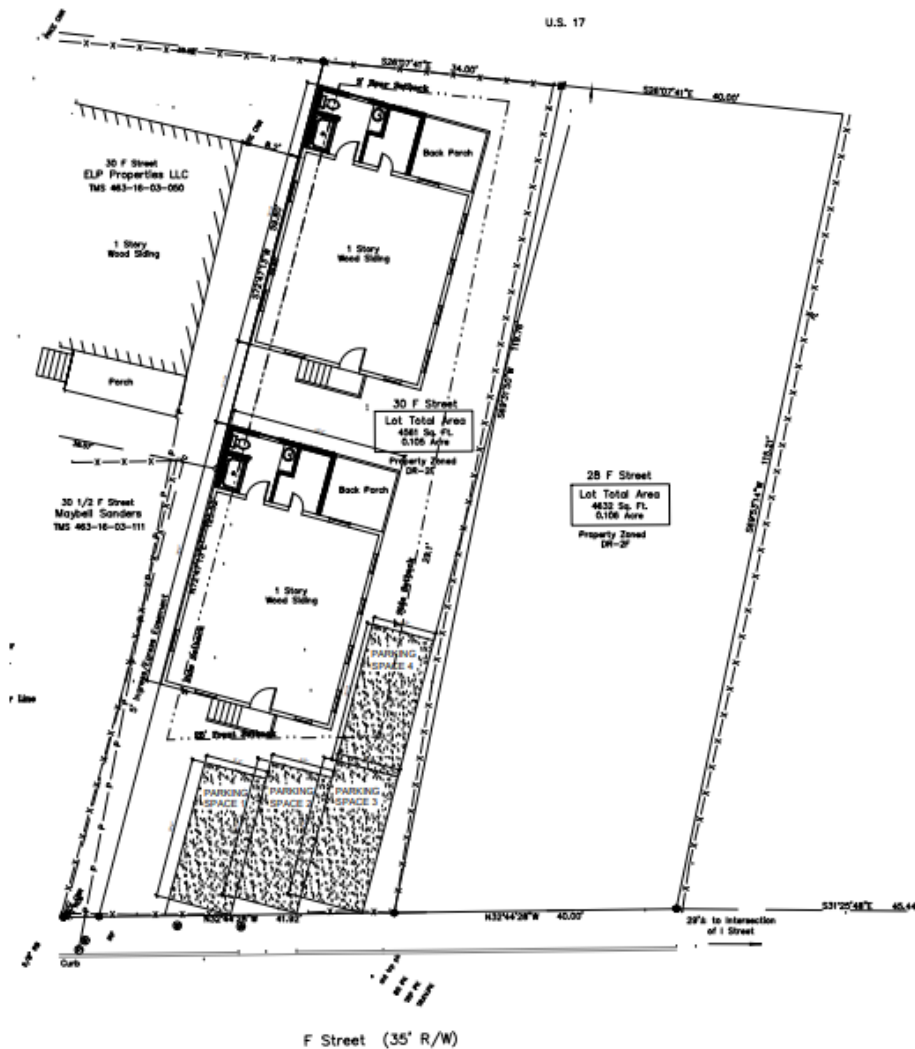
30F STREET  
CHARLESTON, SOUTH CAROLINA

EXISTING PHOTOS

PROJECT NO: 001-001  
DRAWING BY: DH  
ISSUE DATE: 6-8-2021

REVISIONS	DATE

CS3



**SITE PLAN**  
SCALE: 1/8" = 1'-0" (AS SHOWN)  
SCALE: 1/8" = 1'-0" (AS SHOWN)

PRELIMINARY  
NOT FOR  
CONSTRUCTION



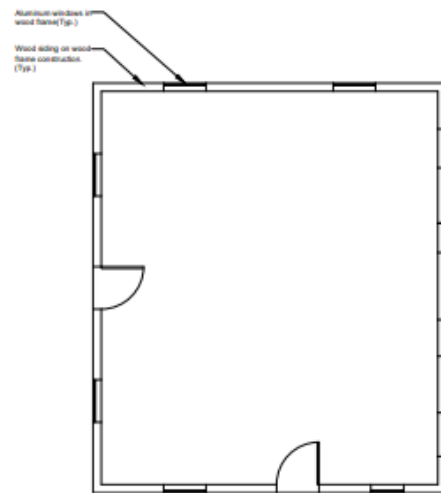
**DAY & NIGHT ARCHITECT**  
100 S. 1st Street, Suite 100  
Charleston, SC 29401  
Phone: 843.733.1000  
Email: info@dayandnightarchitect.com

THE HOUSE RELOCATION AND REMODEL OF:  
**30 F STREET**  
CHARLESTON, SOUTH CAROLINA

**SITE PLAN**

PROJECT NO.	2021-001
DESIGNED BY	DAY & NIGHT
DATE	03.15.2021
REVISIONS	
NO.	DATE

**SP1**



**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" (24/32)  
SCALE: 1/8"=1'-0" (24/32)



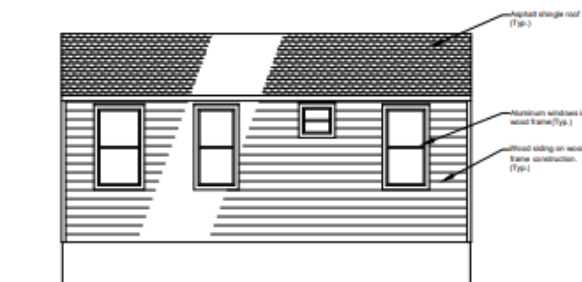
**EXISTING FRONT (WEST) ELEVATION**  
SCALE: 1/8"=1'-0" (24/32)  
SCALE: 1/8"=1'-0" (24/32)



**EXISTING EAST ELEVATION**  
SCALE: 1/8"=1'-0" (24/32)  
SCALE: 1/8"=1'-0" (24/32)



**EXISTING NORTH ELEVATION**  
SCALE: 1/8"=1'-0" (24/32)  
SCALE: 1/8"=1'-0" (24/32)



**EXISTING SOUTH ELEVATION**  
SCALE: 1/8"=1'-0" (24/32)  
SCALE: 1/8"=1'-0" (24/32)

PRELIMINARY  
NOT FOR  
CONSTRUCTION



DAVID B. HARRIS, ARCHITECT  
1100 West Street, Suite 100, Charleston, SC 29401  
Phone: 843.723.1111  
Fax: 843.723.1112  
Email: david@dbharris.com

THE ALTERATION OF:

**30 F STREET**

CHARLESTON, SOUTH CAROLINA

EXISTING PLANS AND ELEVATIONS

PROJ. NO. 20-00  
DRAWN BY: DBH  
ISSUE DATE: 08/2021

REVISIONS:

NO.	DATE	DESCRIPTION

A101



# Agenda Item #B-1

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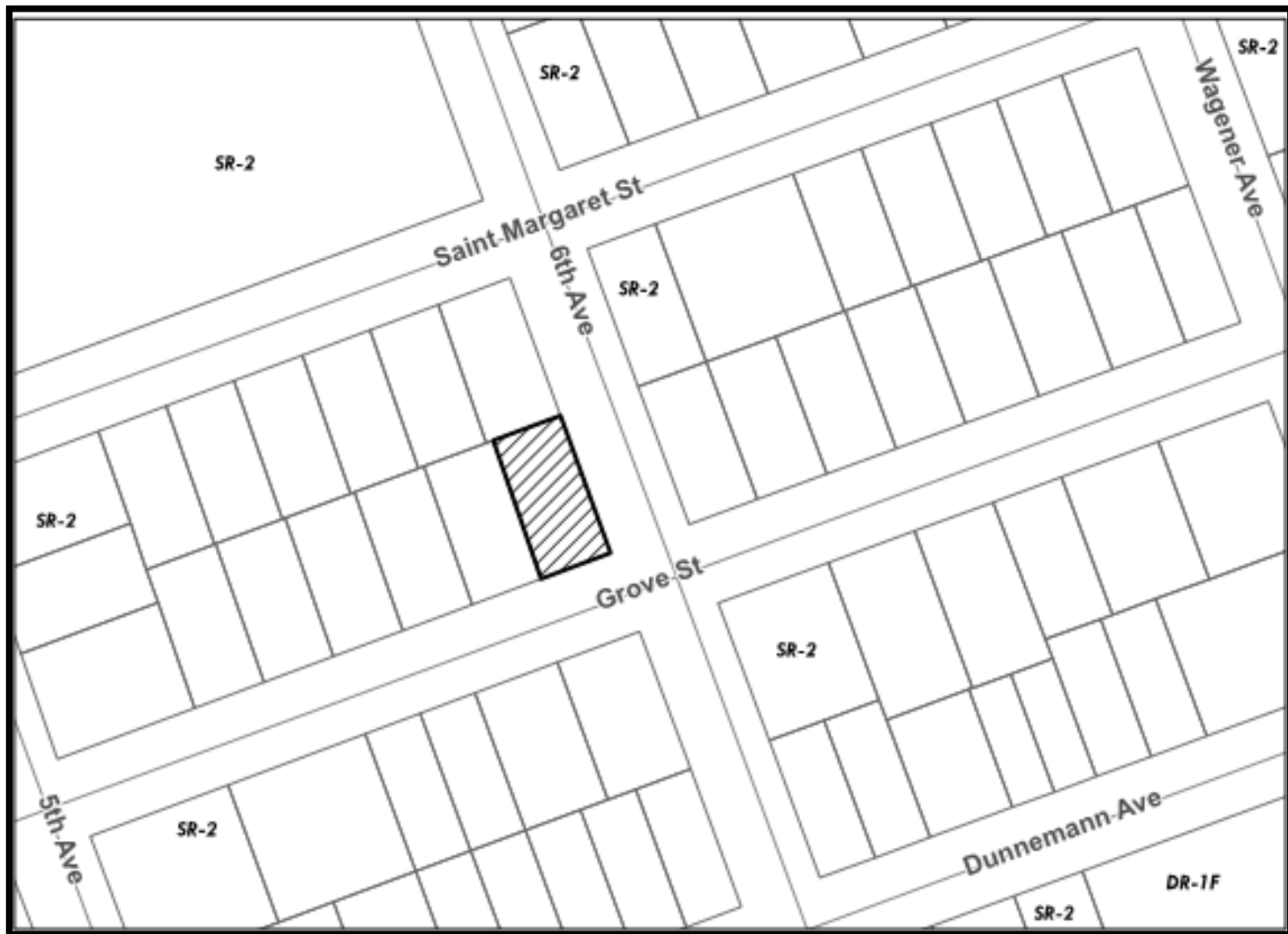
350 GROVE STREET

(WAGENER TERRACE)

TMS# 463-13-04-015

Request special exception under Sec. 54-511 to allow a 1-story addition (TV room/bathroom) that extends a non-conforming 6-ft. west side setback, a 9.5-ft. total side setback and a non-conforming 15.5-ft. rear setback (9-ft., 18-ft. and 25-ft. required).

Zoned SR-2







City of Charleston

**Instructions** – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

**THE APPLICANT HEREBY REQUESTS:**

- ☒ A Variance and/or Special Exception as indicated on page 2 of this application.  
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).  
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: Sept 7<sup>th</sup> 2021

Property Address 350 Grove St. Charleston, SC 29403 TMS # 4631304015

Property Owner James and Holliston Hall Daytime Phone (225) 571-2726

Applicant James Hall Daytime Phone (225) 571-2726

Applicant's Mailing Address 350 Grove St. Charleston, SC 29403

E-mail Address Stuart.Hall@jmu.edu

Relationship of applicant to owner (same, representative, prospective buyer, other) Same

Zoning of property SR-2

**Information required with application: (check information submitted)**

- ☒ Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)  
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans  
☒ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)  
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)  
☐ Check, credit card or cash (make checks payable to the City of Charleston)  
☐ YES or ☒ NO - is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

**Optional but very helpful information:**

- ☒ Photographs  
☒ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant James Stuart Hall Date 8/7/21

For office use only	
Date application received _____	Time application received _____
Staffperson _____	Receipt # _____
Fee \$ _____	

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

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**Variance Test:** The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

\* Special Exception requested for "Addition" - Squaring off north-west section of existing home. The plan is to stay within the existing non-conforming setbacks on north and west. The light/air/drainage shouldn't impact neighbors as the proposed addition is consistent with existing setbacks. We received support from neighbors at 352 Grove St and 42 6th Ave and working to discuss with 249 St. Margaret St.

**All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.**







#249 ST. MARGARET ST.  
TMS # 463-13-04-029

#352 GROVE STREET  
TMS # 463-13-04-015

#### LEGEND

WIF WROUGHT IRON FENCE  
⊗ TREES  
PA PALM

#### NOTES & REFERENCES:

1. PROPERTY IS LOCATED IN FLOOD ZONE "AE 11" ACCORDING TO F.E.M.A. F.I.R.M. MAP PANEL 45019C 0612 K, DATED 01-29-2021.
2. THIS PROPERTY CONTAINS 0.13 ACRES, OR 5,580.30 SQUARE FEET.
3. TMS # 463-13-04-015.
4. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH, AND IS BASED ENTIRELY ON THE REFERENCED DOCUMENT(S). ANY EASEMENT OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
5. ALL SC STATE PLANE COORDINATES SHOWN ARE BASED ON NAD 1983 HORIZONTAL DATUM.
6. VERTICAL ELEVATIONS ARE BASED ON 1985 NAVD DATUM.
7. THE AREA IS DETERMINED BY THE COORDINATE METHOD.
8. THE OWNERS OF THIS PROPERTY IS HALL, JAMES S. & HALLISTON H.
9. REFERENCE: PLAT BOOK 'C' PAGE 147.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED HEREIN.

*Harold B. Nielson*

HAROLD B. NIELSON, PE & PLS S.C. NO. 7023



#### ZONING:

ZONING DISTRICT: SR-2  
MINIMUM LOT AREA: 6,000 SQ. FT.  
MINIMUM SETBACKS:  
FRONT: 25 FEET  
REAR: 25 FEET  
SIDES: 9 FEET (ONE SIDE)  
COMBINED SIDES: 18 FEET  
MAXIMUM HEIGHT: 35 FEET  
MAX. BLDG. COVER:

NO MORE THAN 50% OF LOT  
MAY BE COVERED BY PRINCIPAL  
AND ACCESSORY BLDGS.

#### IMPERVIOUS COVERAGES:

#350 GROVE ST.	5,580 SF
HOUSE	1,815 SF
GARAGE	320 SF
DRIVEWAY & WALKS	782 SF
COPING WALL	243 SF
TOTAL IMPERVIOUS	3,160 SF

TOTAL IMPERVIOUS COVERAGE: 57%  
BLDG. IMPERVIOUS COVERAGE: 38%

#### BOUNDARY, TOPOGRAPHIC & TREE SURVEY

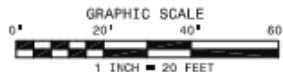
LOT 10 AND PART OF LOT 9, BLOCK B

#350 GROVE STREET, WAGENER TERRACE

T.M.S. NO. 463-13-04-015

LOCATED IN THE CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 19 MAY 2021



HAROLD B. NIELSON, JR., PE & PLS

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

2724 MAGNOLIA WOODS DRIVE

MT. PLEASANT, SC 29464

PHONE (843) 276-1379

GROVE STREET (60' R/W)

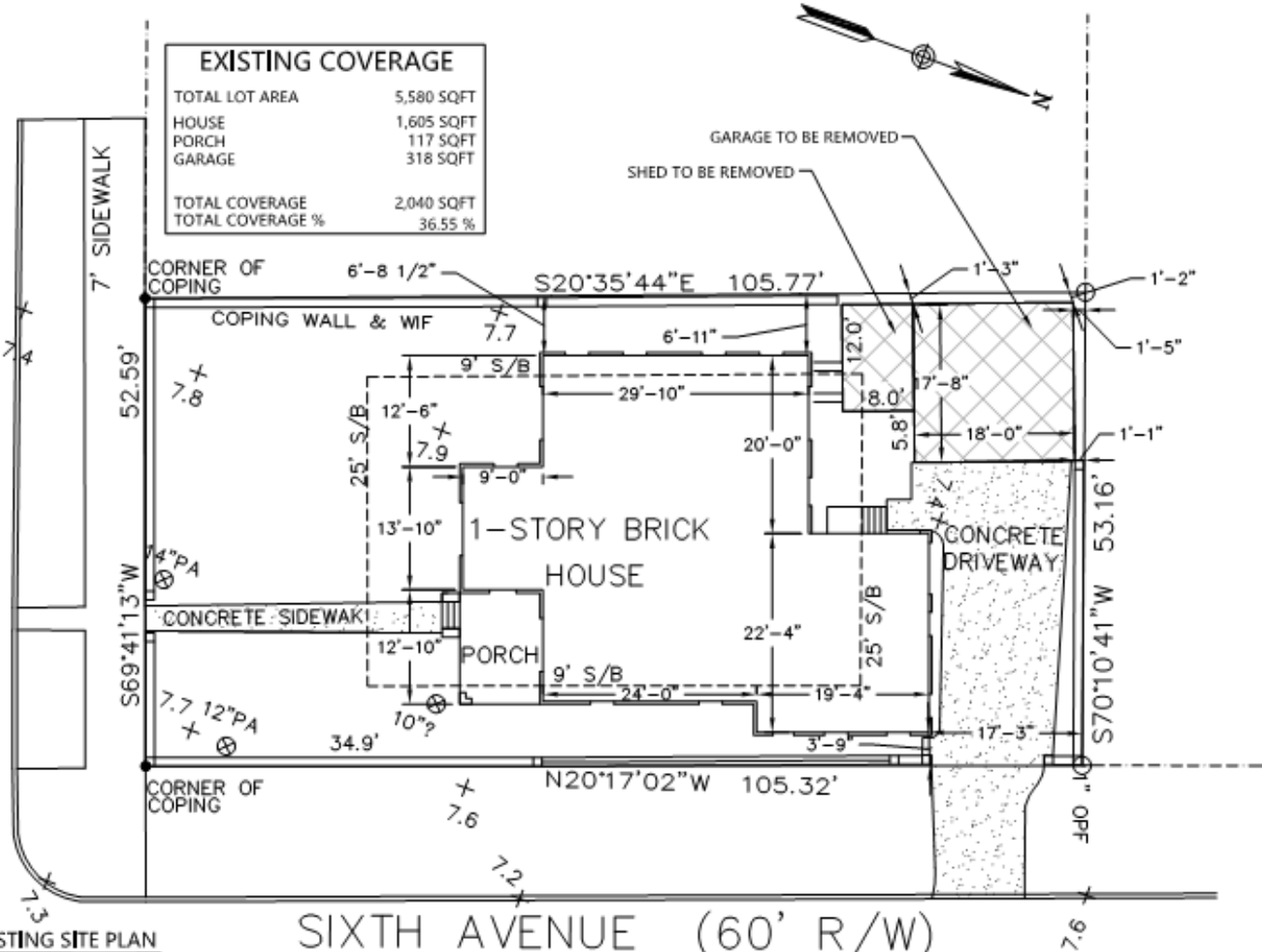
7' SIDEWALK

### EXISTING COVERAGE

TOTAL LOT AREA	5,580 SQFT
HOUSE	1,605 SQFT
PORCH	117 SQFT
GARAGE	318 SQFT
TOTAL COVERAGE	2,040 SQFT
TOTAL COVERAGE %	36.55 %

EXISTING SITE PLAN  
SCALE 1" = 5'

SIXTH AVENUE (60' R/W)



COASTAL CREEK DESIGN  
300 S. 10th Street, Suite 100  
Tampa, FL 33606  
Phone: 813.241.1111  
Fax: 813.241.1112  
Email: info@coastalcreekdesign.com

Project: DRAFT 250 GROVE STREET  
Sheet: 15  
Drawing: SITE PLAN

1" = 5'	Change
1" = 10'	Change
1" = 20'	Change
1" = 30'	Change
1" = 40'	Change
1" = 50'	Change
1" = 60'	Change
1" = 70'	Change
1" = 80'	Change
1" = 90'	Change
1" = 100'	Change

A0a



GROVE STREET (60' R/W)

7' SIDEWALK

52.59'

S69°41'13"W

CORNER OF  
COPING

7.6

7.7 12"PA

7.8

7.9

7.6

PROPOSED COVERAGE	
TOTAL LOT AREA	5,580 SQFT
HOUSE	1,875 SQFT
PORCH	117 SQFT
STORAGE	65 SQFT
SCREEN PORCH	178 SQFT
TOTAL COVERAGE	2,235 SQFT
TOTAL COVERAGE %	40.05 %

CORNER OF  
COPING

6'-8 1/2"

COPING WALL & WIF

7'-0"

3'-6"

3'-2"

3'-2 1/2"

6'-0"

10'-10"

53.16'

S70°10'41"W

3'-9"

12'-10"

27'-6"

25'-0"

19'-10"

19'-4"

9' S/B

25' S/B

1-STORY BRICK  
HOUSE

PORCH

CONCRETE SIDEWALK

43'-4"

4'-0"

42'-4"

DRIVEWAY

STORAGE

SCREEN PORCH

ADDITION

1" OPF

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7.6

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S20°35'44"E 105.77'

N20°17'02"W 105.32'

105.32' 3'-9"

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COASTAL CREEK DESIGN  
501 BELLE HALL PARKWAY, SUITE 201  
MOUNT PLEASANT, SC 29504  
(843) 661-1100

Project: 350 GROVE STREET  
Sheet: PROPOSED SITE PLAN

Draft: Charge

Drawn By: [Signature]

Scale: 1" = 5'

Date: 08/08/2021

Revised For: [Signature]

Revised For: [Signature]

Revised For: [Signature]

Revised For: [Signature]

Revised For: [Signature]

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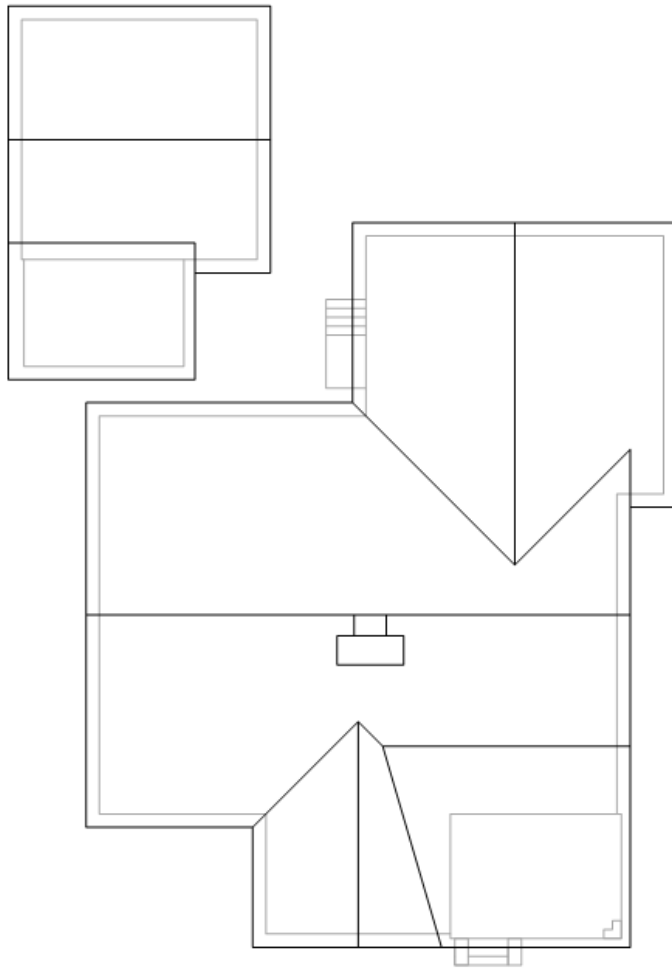
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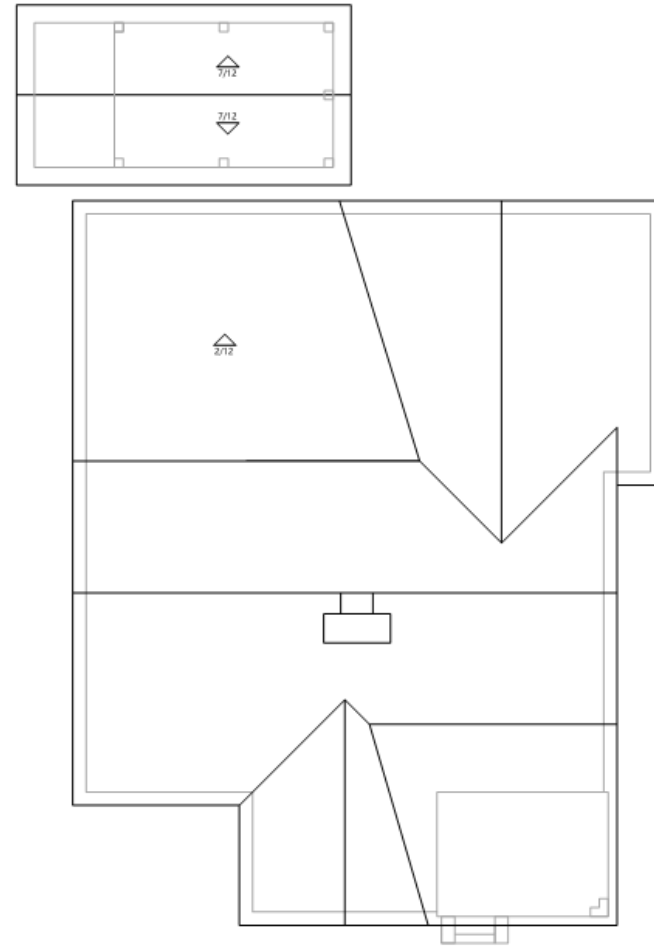
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Revised For: [Signature]





EXISTING ROOF PLAN  
SCALE 1/4" = 1'



PROPOSED ROOF PLAN  
SCALE 1/4" = 1'



COASTAL CREEK DESIGN  
500 BILLY HALL PARKWAY, SUITE 201  
NORFOLK, VA 23502  
757.644.1111

Project: 350 GROVE STREET  
Sheet: 1 of 1  
ROOF PLANS

D.P. Charge  
A.D. Charge  
Drawn By  
Date Drawn  
Based for Printing  
Signed for Permit  
Revisions

A2



EXISTING REAR ELEVATION  
SCALE 1/4" = 1'



PROPOSED REAR ELEVATION MAIN HOUSE  
SCALE 1/4" = 1'



PROPOSED REAR ELEVATION WITH  
DETACHED BUILDING  
SCALE 1/4" = 1'



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LITHUANIAN INDEX TO 2015

COASTAL CREEK DESIGN  
501 ELLIS HALL PARKWAY, SUITE 201  
MOUNT PLEASANT, SC 29564  
843-614-1790

Project <b>DRAFT</b> <b>350 GROVE STREET</b>	Sheet <b>10</b> <b>REAR ELEVATIONS</b>
--	---

[illegible]





EXISTING RIGHT ELEVATION  
SCALE 1/4" = 1'



PROPOSED REAR ELEVATION WITH  
DETACHED BUILDING  
SCALE 1/4" = 1'



1. I understand and agree that I am waiving the property of LEAD in LABORER  
 the APPROVED ACCOUNTS OF OTHER  
 use of LEAD, and I agree to  
 2. I understand and agree that I am waiving the property of LEAD in LABORER  
 the APPROVED ACCOUNTS OF OTHER  
 use of LEAD, and I agree to

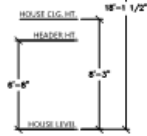
**COASTAL CREEK DESIGN**  
501 BELLE HILL PARKWAY, SUITE 201  
MOUNT PLEASANT, SC 29564  
843-661-4790

Project  
DRAFT  
350 GROVE STREET  
Sheet Title  
RIGHT ELEVATIONS

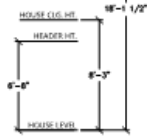
D.F. Charge  
\$6  
Job Capital  
\$6  
Drawn By  
CA  
Date Drawn  
9/23/2021  
Issued for Printing  
\$8  
Issued for Pen  
\$8

[illegible]

A4



SCALE 1/4" = 1'



SCALE 1/4" = 1'





## View from Street





View from West  
(Neighbor's Yard at  
352 Grove)



View of roof from South  
(House view)



View from North



View from East





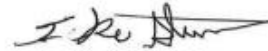
Adjacent utility shed –



Board of Zoning  
Re: 350 Grove St  
Aug 8, 2021

We live at 352 Grove St and have been residents for 20+ years. Our backyard is adjacent to the work being reviewed. We support the requested project at 350 Grove St.

Ike Stewart

A handwritten signature in black ink, appearing to read "Ike Stewart", with a long horizontal stroke extending to the right.



Stuart Hall &lt;stuarthallisu@gmail.com&gt;

42 6<sup>th</sup> Ave**Garage Project**

1 message

**ROBERT CONCANNON** <robconcannon@icloud.com>  
To: StuartHallLSU@gmail.com

Sat, Aug 7, 2021 at 4:50 PM

Stuart,

I hope you are well. I fully support your project at the house. If you need anything from Keri and I, please let us know.  
Your a great neighbor.

Thanks,  
Rob

Sent from iPhone